

106.0

0002

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
939,100 / 939,100  
939,100 / 939,100  
939,100 / 939,100

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		OLD MIDDLESEX PATH, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MAUND WILLIAM T/DIMITRA	
Owner 2:	
Owner 3:	

Street 1: 12 OLD MIDDLESEX PATH

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: PRIFTI JOSEPH J -

Owner 2: -

Street 1: 12 OLD MIDDLESEX PATH

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .348 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Clapboard Exterior and 2650 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15150		Sq. Ft.	Site		0	70.	0.58	4									612,152						612,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	15150.000	326,900		612,200	939,100	
Total Card	0.348	326,900		612,200	939,100	Entered Lot Size
Total Parcel	0.348	326,900		612,200	939,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	354.38	/Parcel: 354.38	Land Unit Type:

User Acct	67910
GIS Ref	
GIS Ref	
Insp Date	
09/11/18	



## USER DEFINED

Prior Id # 1:	67910
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	07:12:54
LAST REV	
Date	Time
09/26/18	14:13:50
apro	
8370	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	326,900	0	15,150.	612,200	939,100		Year end	12/23/2021
2021	101	FV	315,000	0	15,150.	612,200	927,200		Year End Roll	12/10/2020
2020	101	FV	314,900	0	15,150.	612,200	927,100	927,100	Year End Roll	12/18/2019
2019	101	FV	249,400	0	15,150.	612,200	861,600	861,600	Year End Roll	1/3/2019
2018	101	FV	249,400	0	15,150.	524,700	774,100	774,100	Year End Roll	12/20/2017
2017	101	FV	249,400	0	15,150.	489,700	739,100	739,100	Year End Roll	1/3/2017
2016	101	FV	249,400	0	15,150.	419,800	669,200	669,200	Year End	1/4/2016
2015	101	FV	248,300	0	15,150.	376,000	624,300	624,300	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRIFTI JOSEPH J	1309-134		10/7/2005		575,000	No	No		
	755-160		5/1/1981		127,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2014	809	Alterati	3,848					
6/5/2007	411	Re-Roof	8,000					

## ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
7/22/2014	Info Fm Prmt	PC	PHIL C
4/13/2009	Meas/Inspect	163	PATRIOT
2/17/2006	MLS	MM	Mary M
10/24/2000	Hearing N/C	163	PATRIOT
12/11/1999	Inspected	264	PATRIOT
11/20/1999	Mailer Sent		
10/28/1999	Measured	243	PATRIOT
7/27/1991		JK	
Sign:	VERIFICATION OF VISIT NOT DATA		

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type:	19 - Ranch	%		Full Bath:	1	Rating:	Good	A Bath:		Rating:															
Sty Ht:	1 - 1 Story			3/4 Bath:	1	Rating:	Good																		
(Liv) Units:	1	Total:	1	A 3QBth:		Rating:																			
Foundation:	1 - Concrete			1/2 Bath:		Rating:																			
Frame:	1 - Wood			A HBth:		Rating:																			
Prime Wall:	2 - Clapboard			OthrFix:		Rating:																			
Sec Wall:		%																							
Roof Struct:	2 - Hip																								
Roof Cover:	1 - Asphalt Shgl																								
Color:	BLUE																								
View / Desir:																									
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																	
Grade:	C - Average			Kits:	1	Rating:	Very Good	1st Res Grid Desc: Line 1 # Units 1																	
Year Blt:	1950	Eff Yr Blt:		A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Alt LUC:		Alt %:		Frpl:	2	Rating:	Good																		
Jurisdct:		Fact:	.	WSFlue:		Rating:		Other																	
Const Mod:								Upper																	
Lump Sum Adj:								Lvl 2																	
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Avg Ht/FL:	STD			Location:				Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wal:	2 - Plaster			Total Units:				Interior:		1	6	2													
Sec Int Wall:		%		Floor:				Additions:																	
Partition:	T - Typical			% Own:				Kitchen:																	
Prim Floors:	3 - Hardwood			Name:				Baths:																	
Sec Floors:		%						Plumbing:																	
Bsmnt Flr:	14 - Asphalt Tile							Electric:																	
Subfloor:								Heating:																	
Bsmnt Gar:								General:																	
Electric:	3 - Typical							Totals				1	6	2											
Insulation:	2 - Typical																								
Int vs Ext:	S																								
Heat Fuel:	1 - Oil																								
Heat Type:	3 - Forced H/W																								
# Heat Sys:	1																								
% Heated:	100	% AC:	100																						
Solar HW:	NO	Central Vac:	NO																						
% Com Wal		% Sprinkled																							
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:													
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 106-0-0002-0006.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
More: N					Total Yard Items:				Total Special Features:						Total:										
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																									